

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons



ST. ALBANS ROAD, WATFORD - £285,000
2 Bedroom Top Floor Flat



*** CHAIN FREE *** PRICED TO SELL !!! ** Stunning large 2 double bedroom top floor flat with en suite bathroom, allocated gated off-street parking, private balcony and access to communal garden.

The property contains; semi-open plan stylish kitchen / dining room / living room with private balcony, large master bedroom with en suite shower room and built in wardrobe, second large double bedroom and modern family bathroom. The property also benefits from a large entrance hall and storage cupboard.

To the rear there is allocated and gated off street parking as well as access to a communal garden.

Due to its brilliant location; this top floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.

Lease Expires - 1/1/2132 108 years

Service Charge - £1600pa

Service Charge Review Period - TBC

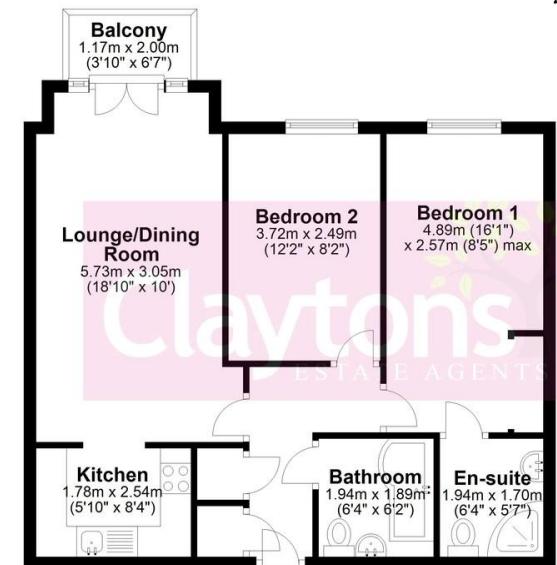
Ground Rent - £300pa

Ground Rent Review Period - TBC

Council Tax Band - D (Watford)

- 2 bed Top Floor Flat
- Master bedroom with en suite
- 2nd double bedroom
- Family bathroom
- Modern kitchen
- Spacious living room
- Private Balcony
- Communal Garden

Second Floor
Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 59.4 sq. metres (639.3 sq. feet)



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

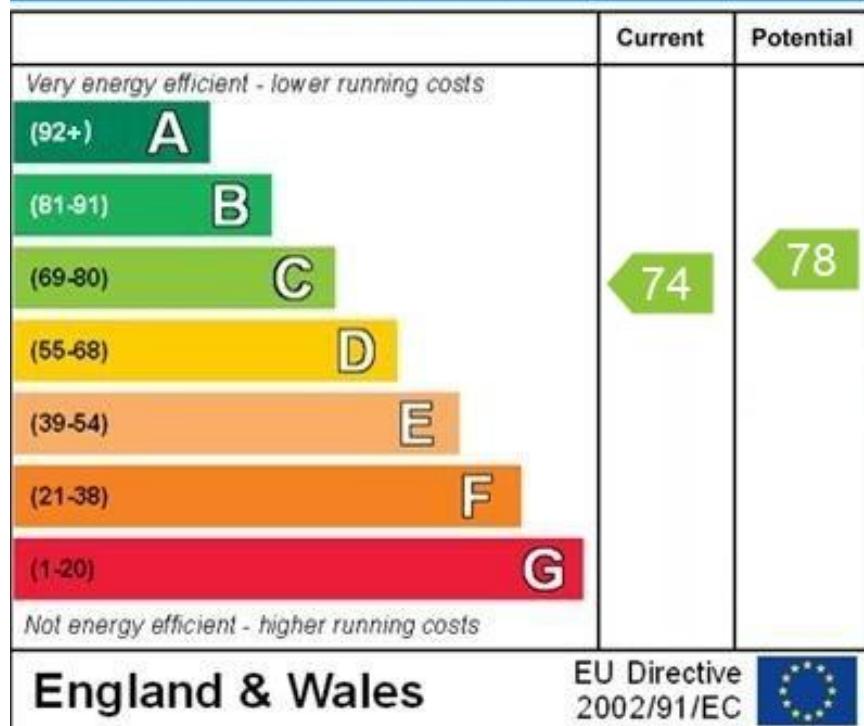
NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

Energy Efficiency Rating



WWW.EPC4U.COM